

AFTER RECORDING RETURN TO:  
Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
MCPHERSON RANCH OWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of MCPHERSON RANCH OWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WITNESSETH:**

**WHEREAS**, D.R. Horton Texas, L.T.D., a Texas limited partnership, as Declarant, placed of record that certain Declaration of Covenants, Conditions & Restrictions for McPherson Ranch, recorded on April 11, 2003, under Instrument No. D203129839 in the Official Public Records of Tarrant County, Texas ("*Declaration*"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision.** The name of the subdivision subject to the Declaration is McPherson Ranch, Phases 1, 2, 3, 4, and 5.
  
2.     **Name and Mailing Address of the Association.** The name of the Association is McPherson Ranch Owners Association, and its mailing address is c/o Neighborhood Management, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded Cabinet A, Page 7963 (Phase 1), Cabinet A, Slide 8909 (Phase 2), Cabinet A, Slide 9535

Phase 3), Cabinet A, Slide 10366 (Phase 4, Section 1), Cabinet A, Slide 10856 (Phase 4, Section 2), and Cabinet A, Slide 10633 (Phase 5) of the Map/Plat Records of Tarrant County, Texas, including any amendments and replats.

4. **Recording Data for the Declaration.** The recording data for the Declaration is filed as Instrument No. Instrument No. D203129839 and Amendment filed as Instrument No. D207135906 in the Official Public Records of Tarrant County, Texas, and any additional amendments thereof or supplements thereto.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

6. **Website:** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 for resale certificate fee; (ii) \$150.00 working capital fee; (iii) \$250.00 for transfer fee; and (iv) \$150.00 for optional property inspection fee.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or [www.homewisedocs.com](http://www.homewisedocs.com). The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**MCPHERSON RANCH  
OWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: Neighborhood Management, Inc.  
Its: Managing Agent

By: Beverly Coghlan  
Beverly Coghlan, Managing Agent

**STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §**

This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 20 22  
by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of  
Live Oak Creek Owners Association, Inc., a Texas non-profit corporation.

Deann Weeks  
Notary Public, State of Texas

